

**MINUTES OF A REGULAR MEETING
OF THE AIRPORT COMMISSION**

1. CALL TO ORDER

The Torrance Airport Commission convened in a regular session on Thursday, October 12, 2006 at 7:00 p.m. in the West Annex meeting room at Torrance City Hall.

2. ROLL CALL

Present: Commissioners Donnellan, Dingman, Haddon, and
Chairperson Tymczyszyn.

Absent: Commissioners Gates, Ouwerkerk, and Pyles.

Also Present: Facility Operations Manager Megerdichian,
Project Manager Ringland, and
Associate Engineer Cohen.

MOTION: Commissioner Donnellan moved to grant excused absences to Commissioners Gates and Ouwerkerk for the October 12, 2006 Airport Commission meeting. Commissioner Haddon seconded the motion; a voice vote reflected unanimous approval.

3. FLAG SALUTE

Commissioner Donnellan led the Pledge of Allegiance.

4. AFFIDAVIT OF AGENDA POSTING

MOTION: Commissioner Dingman, seconded by Commissioner Donnellan moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting; a voice vote reflected unanimous approval (absent Commissioners Gates, Ouwerkerk, and Pyles).

5. APPROVAL OF MINUTES OF SEPTEMBER 14, 2006

MOTION: Chairperson Tymczyszyn moved for the approval of the September 14, 2006 Airport Commission meeting minutes as submitted. Commissioner Dingman seconded the motion; a voice vote reflected unanimous approval (absent Commissioners Gates, Ouwerkerk, and Pyles).

6. ACTION ITEMS

6A. RUNWAY REHABILITATION PROGRAM

Project Manager Ringland provided background and analysis of the material of record and recommended that the Commission 1) review the proposed five-year pavement maintenance program, and 2) recommend a proposed \$625,000 Capital Improvement Project be forwarded to City Council for approval to rehabilitate runway pavement at Torrance Airport. He noted that City Council authorized \$100,000 per year for five years for pavement maintenance; however, no runways are included in the

maintenance program based on their current conditions. He reported that \$125,000 per year for five years was recommended for allocation in order to resurface Runway 11R-29L in five to six years.

With the aid of exhibits, he presented an Airport Pavement Condition Inspection performed by ERES Consultants in May 2004 as well as a subsequent pavement management program developed by consultant Bryant-Palmer-Soto that includes a recommended timeline and cost estimates for pavement maintenance and rehabilitation.

Associate Engineer Cohen reported that the ERES study determined that the major source of pavement deterioration was "weathering" and identified some potential subgrade problems that require rehabilitation. He discussed the maintenance strategy recommended for the entire Airport, noting that Bryant's recommendations essentially matched ERES. He noted that the overall condition of the pavement at the Airport was rated as "Very Good" but that the tie-down areas, taxiways, and a portion of the apron near the T-hangars were areas identified as most in need of maintenance.

He presented a proposed five year program that utilizes the \$500,000 previously allocated and would give highest priority to the west tie-down area and the easterly end of the tie down area adjacent to Robinson Helicopters. He discussed remaining phases of the five-year program that addresses other tie-down areas and taxiways.

Associate Engineer Cohen advised that, based on the current high cost of asphalt, there were not enough funds allocated to rehabilitate the secondary runway. He explained that development of the new CIP would allocate \$125,000 per year for five years to fund rehabilitation of Runway 11R-29L as the first phase of a pavement management program. He stated that the two programs would allow them to maintain the pavement as well as start building up funds for the eventual long-term pavement rehabilitation.

Project Manager Ringland summarized that the proposals would make existing pavement last longer and deteriorate slower but at the same time plan for the future when major rehabilitation projects are required.

Responding to Commissioner Donnellan's inquiries, Project Manager Ringland stated that funds would come out of the Airport Fund and go into a Capital Project, and that the surface was raveling on the taxiway near Madison Street and is potentially hazardous to users.

Commissioner Haddon received clarification that the west taxi area was relatively low cost to repair and that the major cost was the area in front of Robinson Helicopter. Facility Operations Manager Megerdichian noted that, if approved by City Council, funds would be strictly allocated for the rehabilitation project.

In response to Commissioner Dingman's inquiry, Associate Engineer Cohen stated that at this time there was no recommendation to apply for Federal funding.

Responding to Chairperson Tymczyszyn's inquiry, Facility Operations Manager Megerdichian explained that funding was recommended in increments due to the number of capital projects already scheduled for the Airport. Associate Engineer Cohen

added that it was not necessary to rehabilitate the pavement for another five years which is ahead of the estimated schedule developed by the consultant.

Chairperson Tymczyszyn distributed photographs of the secondary runway taken in 2004 and stated that it was astounding to the pilot community that the runway was considered to be in good shape. He indicated that he would like to see a more accelerated schedule.

Associate Engineer Cohen responded that the crack sealing of the runway was unsightly but that there were not structural problems. Project Manager Ringland advised that there would be continual maintenance by field crews on runway joints and provided clarification that concrete was too expensive to consider.

When Chairperson Tymczyszyn noted that small rocks were a continuous problem in the East T area, Associate Engineer Cohen explained that raveling is a problem for all slurry coats and that a pressure rolling process is now recommended.

MOTION: Commissioner Donnellan moved to recommend that the proposed Capital Improvement Project be forwarded to City Council for approval to allocate \$125,000 per year for five years (\$625,000) for the rehabilitation of Runway 11R-29L at Torrance Airport as the first phase of a Runway Rehabilitation Program, and that the allocation be used only for this project. Commissioner Haddon seconded the motion; a roll call vote reflected unanimous approval (absent Commissioners Gates, Ouwerkerk, and Pyles).

Project Manager Ringland and Associate Engineer Cohen provided a brief update on electrical wiring for the runway project as well as the Airport Layout Plan. It was reported that installation of underground conduits for the north side of the main runway was near completion, and that a proposal to complete the south side would be considered by City Council on October 17, 2006. Commissioners were advised that the Airport Layout Plan would be used as a planning tool for the future and will be completed in two to three months once a contract is developed with consultants.

6B. WORK PLAN SUB-COMMITTEE ASSIGNMENTS

Facility Operations Manager Megerdichian introduced the item and recommended that the Airport Commission select sub-committees for the implementation of the 2006-2007 Commission Work Plan. He provided options that the Commission could consider for the selection of committees and recommended the volunteering method. He noted that Commissioner Gates previously indicated his preference for sub-committee appointment and that Commissioners Ouwerkerk indicated that he would not like to serve on a sub-committee because his term of office will expire in January 2007.

Following discussion, the following Commissioners were selected for sub-committees:

Recommend Policy Changes to Capitalize on General Aviation's Growing Segment: Commissioners Gates, Pyles, and Tymczyszyn.

Evaluate State and Federal Funding Opportunities: Commissioners Dingman, Haddon and Gates.

Update Airport Master Plan: Commissioners Donnellan, Haddon, and Tymczyszyn.

It was decided that chairpersons of the sub-committees would be selected at the first sub-committee meetings.

MOTION: Commissioner Donnellan, seconded by Chairperson Tymczyszyn, moved to approve selection of sub-committee appointments as presented to implement the 2006-2007 Airport Commission Work Plan; a roll call vote reflected unanimous approval (absent Commissioners Gates, Ouwerkerk, and Pyles).

7. INFORMATION ITEMS

7A. AERONAUTICAL OPERATIONAL INFORMATION UNDER THE PURVIEW OF THE GENERAL SERVICES DEPARTMENT

Chairperson Tymczyszyn noted that the following reports for October 2006 were included in the agenda material: Hangar and Tiedown Rental Status, Ongoing Projects, October Meeting Room Schedule, and Hangar Waiting List.

7B. AERONAUTICAL OPERATIONAL INFORMATION UNDER THE PURVIEW OF THE PUBLIC WORKS DEPARTMENT

Chairperson Tymczyszyn noted that the following reports were included in the agenda material: Events Requiring Emergency Response and Airfield Operations Status.

Commissioner Dingman noted that the incident on September 9, 2006 involved a Cessna 182 and not a Cessna 172.

7C. LAND MANAGEMENT REPORT – AERONAUTICAL

Chairperson Tymczyszyn noted that a report from Land Management Chairperson Sunshine was included in the agenda material.

Responding to Commissioner Donnellan's inquiry, Facility Operations Manager Megerdichian stated that the dimensions of the cell site tower have not changed and that the tower would probably not be disguised.

7D. NOISE ABATEMENT UPDATE

Facility Operations Manager Megerdichian noted that a report summarizing the total noise related complaints from June through September 2006 was included in the agenda material. He stated that the old monitoring system has been removed and that the new system is up and running with the exception of Monitor 7.

In response to Commissioner Haddon's inquiry, he briefly described protocol and procedures taken for noise and curfew violations.

7E. FAA TOWER HVAC UPDATE

Facility Operations Manager Megerdichian reported that the total cost of replacing the air conditioning system for the FAA tower is now projected to be \$149,270. He noted that the City owns the tower and was responsible for maintaining all improvements.

8. ORAL COMMUNICATIONS

8A. Commissioner Haddon initiated a brief discussion regarding flight patterns over Lago Seco Park.

8B. Facility Operations Manager Megerdichian advised that hangar waiting list policies would be on the agenda for the November 9, 2006 Commission meeting.

8C. Frank Rizzardi, Carlow Road, suggested that community members should have a voice and be allowed to sit in on sub-committee meetings.

Facility Operations Manager Megerdichian stated that he would look into the ruling regarding his suggestion.

8D. Ed Pierce, Rolling Hills Estates, stated that he would be interested in serving on a sub-committee and expressed disappointment that the hangar waiting list policy was not being discussed at this meeting. He stated that since the last Commission meeting he has spoken to three pilots on the waiting list who have been passed over and that there needed to be a clearly identifiable way of communicating.

8E. Ed Pierce suggested that tenants would police themselves if they thought their rents would be increased to cover the cost of large item removal.

Facility Operations Manager Megerdichian stated that there was no rate structure to increase cost to tenants but expressed willingness to post additional signage and increase patrols. He discussed cameras that will be installed with the Airport Security Project that will help identify violators.

8F. Facility Operations Manager Megerdichian encouraged Commissioners to attend the October 25, 2006 Commissioner Certification training session.

Commissioner Donnellan stated that the September 27, 2006 training session was enlightening.

9. ADJOURNMENT

MOTION: At 9:02 p.m., Commissioner Haddon, seconded by Commissioner Donnellan, moved to adjourn the meeting to Thursday, November 9, 2006 at 7:00 p.m., in the West Annex meeting room.

Approved as Submitted November 9, 2006 s/ Sue Herbers, City Clerk
